

ORDINANCE 15-08

AMENDMENT TO CITY'S ZONING MAP – CHANGE OF ZONING

Parcel #13-304-0001

Approximately 1.036 Acres

From Residential Moderate (RM) to Residential Low (R-L) Zone

WHEREAS, Perga Development, LLC, developer(s) for the property of said parcel, has made application for change of zoning of said parcel from current Residential Moderate (RM) to Residential Low (R-L) Zone; and

WHEREAS, on 27th of August, 2015, the Planning Commission held a public hearing to consider the application for change of zoning and recommended approval of the change of zoning; and

WHEREAS, on 22nd of September, 2015, the City Council held a public hearing to consider the application for change of zoning; and had a public meeting to discuss the potential change in zoning; and

WHEREAS, in the opinion of the South Weber City Council, rezoning of the property described in this ordinance is consistent with the City's General Plan, and is consistent with the current zoning and use of surrounding properties, and the City Council has determined that it is in the best interest of the City to approve this change of zoning.

BE IT THEREFORE ORDAINED by the South Weber City Council that the Zoning Map referred to in Section 10.05.010 of the South Weber City Code is amended as follows:

Section I. The following portion of real property is hereby rezoned from the present
Residential Moderate (RM) to Residential Low (R-L) Zone
Total Number of Acres: 1.036 +/- acres
Legal Description: All of parcel number 13-304-0001

ALL OF LOT 1-R, CANYON VISTAS SUBDIVISION. CONT. 1.03600 ACRES

Section II. New zoning maps will be prepared to reflect the change of zoning.

Section III. The Owner of the property shall, in good faith, reasonably pursue completion of any related development with reasonable diligence. New construction must meet the requirements of this Ordinance and the City's other ordinances and regulations. However, in no case shall this Ordinance extend beyond four (4) years from the date hereof without completion of required public improvements; otherwise, the zoning shall automatically revert to Residential Moderate (RM) zoning.

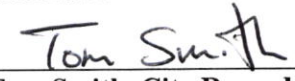
Section IV. The reasons for approving this zone change include adherence with the following limitations:
1) The parcel is adjacent to properties of a similar zone; and
2) The parcel is under (2) two acres in size.

Section V. This ordinance shall take effect upon posting.

PASSED AND ADOPTED by the City Council of South Weber City, South Weber, Davis County, Utah, this **22nd** day of **September, 2015**.


MAYOR: Tamara P. Long

ATTEST:


Tom Smith, City Recorder

CERTIFICATE OF POSTING

I, the duly appointed recorder for the City of South Weber, hereby certify that **Ordinance 15-08: Amendment to City's Zoning Map – Change of Zoning** was passed and adopted the 22nd day of September, 2015, and certify that copies of the foregoing Ordinance 15-08 were posted in the following locations within the municipality this 23rd day of September, 2015.

1. South Weber Elementary, 1285 E. Lester Drive
2. South Weber Family Activity Center, 1181 E. Lester Drive
3. South Weber City Building, 1600 E. South Weber Drive
4. South Weber City website www.southwebercity.com
5. Utah Public Notice Website www.pmn.utah.gov




Tom Smith, City Recorder